

003.0

0002

0014.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
903,200 / 903,200

APPRAISED:

903,200 / 903,200

USE VALUE:

903,200 / 903,200

ASSESSED:

903,200 / 903,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51-53		MELROSE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GROVES WILLIAM HARRIS SR &
Owner 2:	GROVES SANDRA MARIE BUSH/TR OF
Owner 3:	GROVES FAMILY IRREVOCABLE TR

Street 1: 51 MELROSE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: GROVES WILLIAM H-SANDRA M -

Owner 2: -

Street 1: 51 MELROSE ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2859 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4950.000	448,400		454,800	903,200		2516
							GIS Ref
							GIS Ref
							Insp Date
							08/11/17



Patriot
Properties Inc.

!250!

USER DEFINED

Prior Id #1: 2516

Prior Id #2:

Prior Id #3:

Prior Id #1:

Prior Id #2:

Prior Id #3:

Prior Id #1:

Prior Id #2:

danam

Prior Id #3:

250

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	448,500	0	4,950.	454,800	903,300	903,300	Year End Roll	12/18/2019
2019	104	FV	345,500	0	4,950.	483,200	828,700	828,700	Year End Roll	1/3/2019
2018	104	FV	345,500	0	4,950.	352,500	698,000	698,000	Year End Roll	12/20/2017
2017	104	FV	323,100	0	4,950.	307,000	630,100	630,100	Year End Roll	1/3/2017
2016	104	FV	323,100	0	4,950.	261,500	584,600	584,600	Year End	1/4/2016
2015	104	FV	286,200	0	4,950.	255,800	542,000	542,000	Year End Roll	12/11/2014
2014	104	FV	286,200	0	4,950.	210,300	496,500	496,500	Year End Roll	12/16/2013
2013	104	FV	298,400	0	4,950.	200,100	498,500	498,500		12/13/2012

Parcel ID

003.0-0002-0014.0

PRINT

Date

Time

12/10/20 16:05:24

LAST REV

Date

Time

11/17/17 09:46:11

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GROVES WILLIAM	63008-314		12/3/2013	Convenience	99	No	No		
	12889-691		11/6/1975		47,500	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/24/2017	1412	Re-Roof	7,439	C				
3/13/2007	139	Manual	6,200					replace 2 lally co

ACTIVITY INFORMATION

Date	Result	By	Name
8/11/2017	MEAS&NOTICE	HS	Hanne S
5/4/2009	Measured	163	PATRIOT
3/30/2000	Inspected	263	PATRIOT
9/21/1999	Mailer Sent		
9/21/1999	Measured	256	PATRIOT
11/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION						BATH FEATURES			COMMENTS			SKETCH																	
Type:	13 - Multi-Garden		Full Bath	2	Rating:	Average																							
Sty Ht:	2A - 2 Sty +Attic		A Bath:	Rating:																									
(Liv) Units:	2	Total:	2	3/4 Bath:	Rating:																								
Foundation:	2 - Conc. Block		A 3QBth:	Rating:																									
Frame:	1 - Wood		1/2 Bath:	Rating:																									
Prime Wall:	4 - Vinyl		A HBth:	Rating:																									
Sec Wall:			OthrFix:	Rating:																									
Roof Struct:	1 - Gable		OTHER FEATURES																										
Roof Cover:	1 - Asphalt Shgl		Kits:	2	Rating:	Fair																							
Color:	GREEN		A Kits:	Rating:																									
View / Desir:			Frl:	Rating:																									
GENERAL INFORMATION						WSFlue:	Rating:																						
Grade:	C - Average		CONDOS INFORMATION																										
Year Blt:	1925	Eff Yr Blt:	Location:																										
Alt LUC:			Total Units:																										
Jurisdct:			Floor:																										
Const Mod:			% Own:																										
Lump Sum Adj:			Name:																										
INTERIOR INFORMATION						DEPRECIATION						REMODELING			RES BREAKDOWN														
Avg Ht/FL:	STD		Phys Cond:	AV - Average	31.	%	Exterior:	No Unit	RMS	BRS	FL																		
Prim Int Wall:	2 - Plaster		Functional:				Interior:	2	6	2																			
Sec Int Wall:		%	Economic:				Additions:																						
Partition:	T - Typical		Special:				Kitchen:																						
Prim Floors:	3 - Hardwood		Override:				Baths:																						
Sec Floors:		%	Total:	31	%	Plumbing:																							
Bsmnt Flr:	12 - Concrete		Basic \$ / SQ:	170.00			Electric:																						
Subfloor:			Size Adj.:	1.05729246			Heating:																						
Bsmnt Gar:			Const Adj.:	0.98000199			General:																						
Electric:	3 - Typical		Adj \$ / SQ:	176.145			CALC SUMMARY						COMPARABLE SALES																
Insulation:	2 - Typical		Other Features:	92500			Rate	Parcel ID	Typ	Date	Sale Price			Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub %	Area Usbl	Descrip	% Type	Qu	# Ten					
Int vs Ext:	S		Grade Factor:	1.00										SFL	Second Floor	1,325	176.150	233,393	UAT	100	FLA	100	C						
Heat Fuel:	1 - Oil		NBHD Inf:	1.00000000										FFL	First Floor	1,253	176.150	220,710											
Heat Type:	5 - Steam		NBHD Mod:											BMT	Basement	1,125	52.840	59,449											
# Heat Sys:	2		LUC Factor:	1.00										UAT	Upper Attic	281	123.300	34,679											
% Heated:	100		Adj Total:	649847										OPP	Open Porch	180	25.150	4,528											
Solar HW:	NO	Central Vac:	NO	Depreciation:	201453										EFP	Enclos Porch	72	63.740	4,589										
% Com Wall:		% Sprinkled:		Deprecated Total:	448394										Net Sketched Area: 4,236 Total: 557,348														
MOBILE HOME						Make:				Model:				Serial #:				Year:				Color:							
SPEC FEATURES/YARD ITEMS						PARCEL ID 003.0-0002-0014.0												IMAGE											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value							AssessPro Patriot Properties, Inc					
More: N						Total Yard Items:					Total Special Features:					Total:													